172.A	0009	0001.1	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 739,000 / 739,000
					USE VALUE: 739,000 / 739,000
					ASSESSED: 739,000 / 739,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1	-3	WEST ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	WILFRID DAVIN L & JENNIFER B
Owner 2:	
Owner 3:	
Street 1:	1 WEST ST UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BELL-WILSON JENNA A & -
Owner 2:	WILSON RONALD A -
Street 1:	148 MAIN ST
Twn/City:	NASHUA
St/Prov:	NH Cntry:
Postal:	03060

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1909, having primarily Wood Shingle Exterior and 2348 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	739,000			739,000
Total Card	0.000	739,000			739,000
Total Parcel	0.000	739,000			739,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 314.74 | /Parcel: 314.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	290792
GIS Ref	
GIS Ref	
Insp Date	09/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 172.A-0009-0001.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	727,600	0	.		727,600	727,600	Year End Roll	12/18/2019
2019	102	FV	646,000	0	.		646,000	646,000	Year End Roll	1/3/2019
2018	102	FV	570,400	0	.		570,400	570,400	Year End Roll	12/20/2017
2017	102	FV	519,300	0	.		519,300	519,300	Year End Roll	1/3/2017
2016	102	FV	519,300	0	.		519,300	519,300	Year End	1/4/2016
2015	102	FV	479,200	0	.		479,200	479,200	Year End Roll	12/11/2014
2014	102	FV	457,000	0	.		457,000	457,000	Year End Roll	12/16/2013
2013	102	FV	457,000	0	.		457,000	457,000		12/13/2012

!15577!

PRINT

Date	Time
12/11/20	05:16:49

LAST REV

Date	Time
03/27/19	14:59:38
danam	
15577	

USER DEFINED

Prior Id # 1:	114450
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BELL-WILSON JEN	53057-506		6/24/2009		482,000	No	No		
ALLEN HAROLD J	50206-306		10/10/2007		455,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2018	1672	Re-Roof	13,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/25/2018	Measured	DGM	D Mann
2/21/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7941													G9			

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	52.200000763
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.09718907
Const Adj.:	0.98990101
Adj $ / SQ:	320.402
Other Features:	73074
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	907916
Depreciation:	168872
Depreciated Total:	739043

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	352.44
Special Features:	0	Val/Su Net:	314.74
Final Total:	739000	Val/Su SzAd	314.74

SKETCH

UnSketched SubAreas:
GLA: 2348,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,348	320.400	752,304

Net Sketched Area:	2,348			Total:	752,304
Size Ad	2348	Gross Are	2348	FinArea	2348

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.A-0009-0001.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---